



3/1, 10 RAWCLIFFE GARDENS

RAWCLIFFE ESTATE, LANGSIDE

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2 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Constructed circa 1862 on behalf of Alexander Ballantyne Stewart, Rawcliffe House is a striking B listed detached mansion finished in dress stone under a pitched and slated roof. The building and it's 3 acre estate were redeveloped circa 2011/ 2012 by Westpoint Homes an NHBC registered company.

Apartment 3/1 "The Penthouse" extends to approximately 2300 square feet and expands the entire width of the main attic space, enjoying open views East and South across Langside, Newlands and the Cathkin Braes. Corum are of the opinion that early internal inspection is imperative to appreciate the extent, standard and flexibility on offer at this asking price to avoid disappointment.

Complete accommodation extends to; carpeted residents stairwell with stained glass features at half landing, private upper hallway with inbuilt storage, striking main open plan public space forming lounge / sitting, dining and kitchen with focal point fireplace and feature stain glass roof lights. The open plan designer kitchen with integral appliances, has dedicated utility room adjacent. A sweeping curved stair with a polished plaster finish leads to the mezzanine level which has a well-proportioned snug and office/study area (the mezzanine could be utilized also as an occasional bedroom 3 space too). Adjacent to the main hall is a principal bedroom suite with vaulted ceiling, focal point fireplace and turreted en-suite bathroom, a further side hall provides additional privacy to a guest wing, main house bathroom and delightful bedroom 2 again with curved / vaulted ceiling and a useful access door out onto the roof providing open vista's.

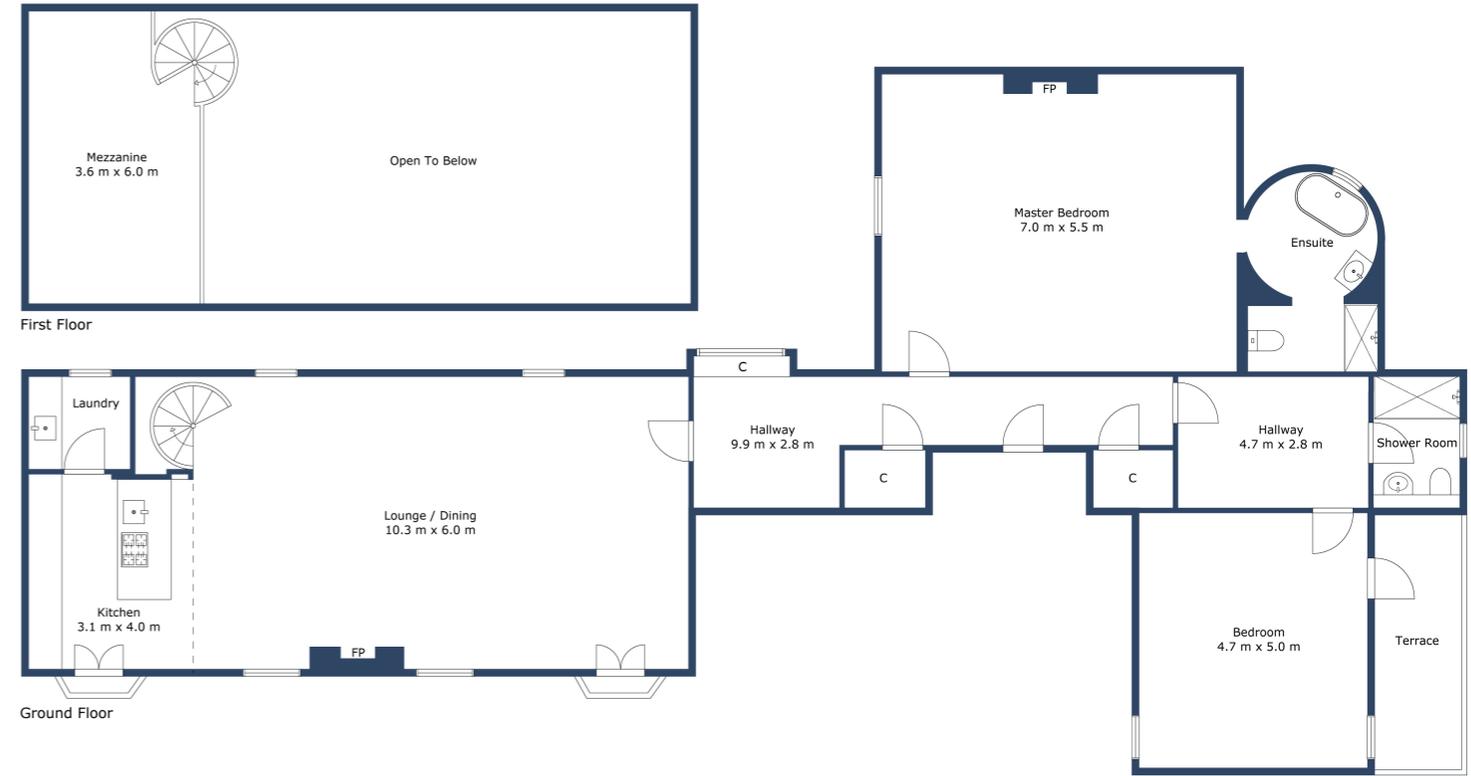
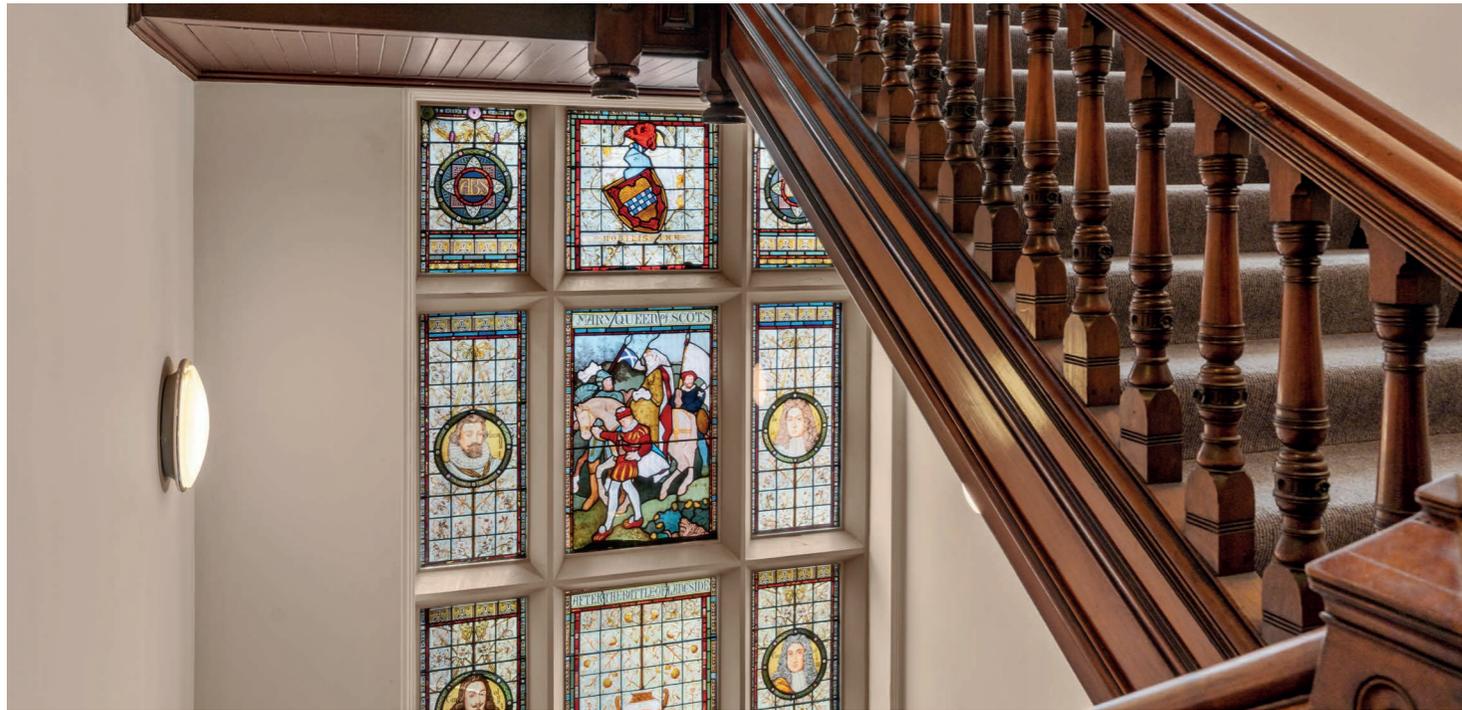
The specification includes gas central under-floor heating and double glazing. The building has been comprehensively refurbished both inside and out and is presented for sale in truly walk-in condition.

The property sits within a private 3 acre Estate, beautifully manicured and landscaped with nature walks, outside seating area, summer house, resident's allotments and allocated residents parking.









The property is positioned within walking distance to shops and amenities at Langside Place, Battlefield Road and Millbrae Road where thriving coffee shops, restaurants and delicatessens can be found, there is also a local Tesco's Metro. More extensive shopping facilities can be found in Shawlands and Strathbungo. The Avenue's shopping mall at Newton Mearns a short drive to the South or Silverburn shopping mall a short drive to the West.

Recreational pursuits are varied mainly at Newlands Park (Dandelion Café) and Queens Park where nature walks / trails, all weather football pitches and tennis courts and a fortnightly farmers market is held.

Schooling is available locally at primary and secondary level, there are also a number of pick-up points on the Southside for Glasgow's leading independent schools.

The M77 Connects the South side of Glasgow to Scotland's motorway network, Glasgow International Airport and beyond.

SS4992 | Sat Nav: 10 Rawcliffe Gardens, Rawcliffe Estate, Langside, G41 3DA

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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